

COLUMBUS-STILLWATER COUNTY CITY-COUNTY PLANNING BOARD

**Meeting Minutes
Tuesday, August 25, 2009**

Members Present:

Ed Viig, Rod Fink, Jeanne Kienitz, Webb Mandeville, Susie Schreiner, Ron Barndt, Dennis Holten, Jeff Ruffatto, and Don Parks

Guests:

Tom Arrowsmith (with Aho)

Staff Present:

Cal Cumin, Forrest Mandeville, and Marissa Plumb.

I. Call to Order

Ed Viig called the meeting to order at 5:30 PM.

II. Minutes

Dennis made the motion to approve the minutes of the May 26, 2009 meeting. Jeanne seconded; with all in favor motion carried.

III. New Business

A. Mourning Dove Subdivision Update: Forrest said the front 20 acres of the original master planned site have been sold to the hospital, making the subdivision 30 acres instead of the 50 first proposed and approved in the Master Plan. Tom Arrowsmith, Mourning Dove Developer, wants to continue the approval of the Master Plan that he has already received. The only difference will be reduced parkland fees and the description of how the Subdivision will be phased. Each phase must have the specifics, such as water and sewer systems, approved by the Planning Board (recommendation), appropriate review agencies such as DEQ, and the City. The Planning Office has received the revised SIA which reflects this; it also does not make any change in the impact fee amounts determined for the approved Master Plan. (The revised SIA, the contract between the City and the developer, was provided the Board. The Board discussed the various changes and questioned the planners about their review. The latter recommended that the SIA as revised be approved, which will allow the project to move forward when the market again becomes viable. Dennis wondered if the Hospital will have to go through a zone change before they build on the top 20 acres. Cal replied affirmative, as the land is now zoned Agricultural Open Space. Don motioned to recommend allowing the project to proceed with the revised SIA controlling the approval stipulations. Jeanne seconded; with all in favor motion carried. Forrest will send this recommendation to the Town, and it is expected to appear on the Town Council meeting agenda scheduled for Tuesday, September 8, 2009.

B. 9th Street Lights (Ron). Dennis reported that there is no State funding available at this time for the LED street lights proposed from 4th Avenue to the I-90 interchange. After Ron arrived, he informed the Board that Interstate Engineering has applied for a 100 percent grant in

the amount of \$72,000 to install 12 street lights. This cost does not include the engineering fees. At this cost, community home owners would only pay \$3 more in taxes for the first year.

Dennis also mentioned that the widening of the intersection of 9th Street and 8th Avenue went well. The entrance looks great and truck traffic is flowing as expected. It would also be nice to have a separate entrance for trucks where the detour entrance was temporarily and make the newly widened part a car only entrance and an exit for all traffic. Cal asked if MDT was still willing to help with interior traffic design for the truck stop, and Dennis said yes.

C. New Subdivision Regulation Changes. Forrest read through changes and updates proposed to the Subdivision Regulations. The County Planning Board has seen the changes but the Commissioners and Town Council have not. Dennis would like the Regulations to say the Town approves street names located within Town limits, not specifically the Town Public Works Department. Also noted was that, due to changes in State law, subdivision phasing for minor subdivisions will be eliminated, and the changes propose that phasing for major subdivisions require a public hearing. The drawback with this latter change is that there is not incentive for masterplanning a large site upfront. Rod would like Forrest to clarify Part V, Section E regarding relocation of common boundaries as it relates to sanitation review. Jeff motioned to approve the Subdivision Regulation changes as amended. Webb seconded; with all in favor motion carried.

IV. Old Business

A. Growth Policy Chapter 5. Ed requested the September meeting focus on the review of the Town's Growth Policy. It has been a while since the Board has addressed this, so Ed would like everyone to review the Growth Policy again before going over it. Board Members agreed.

B. Rapelje Road Interchange. Ed went over the reply letter from MDT (see attached), and stated that Mr. Streeter, District Highway Engineer, told Ed that MDT has no information of any activity ever related to this project; the Town will have to start over and request a study be done to determine the need for this interchange. Jeanne noted that back in 1967 or so she had gone to court over the need for more land for future development of the interchange and she couldn't understand why there was no record of such activity at MDT. Webb requested a letter be sent to MDT with supporting evidence regarding what has already been done. The letter will reference a plat showing the land MDT acquired and the personal experiences of Board members in dealing with this issue--as well as demonstrate a long-held desire by the Town to have an interchange at the Rapelje Road. Forrest will do some research and have a letter drafted for review by the Board at the next meeting.

C. Trail System. A large map was provided for Board Members to draft in where they would like to see trails made. After much drawing and discussion, the Board requested they continue the process at the next meeting.

V. Other

Webb would like to see the Master Plan for Granite Peak Park. Forrest will try to get someone from the Granite Peak Park Steering Committee to be at a future meeting. Rod wondered if there was going to be any other work done on the baseball fields this year. These questions will have to be answered when we have someone here from the Granite Peak Park Steering Committee before us. Forrest informed the Board that the County gave \$5,000 of cash-in-lieu-of-parkland dedication monies to the Committee for irrigation on the new soccer field.

VI. Adjourn

With no more business, Dennis made the motion to adjourn. Webb seconded; with all in favor motion carried. The meeting was adjourned at 6:34 p.m..

The next regular meeting date is September 22, 2009 at 5:30 p.m. at the Stillwater County Annex at 809 E 4th Avenue N, Suite C.

Marissa Plumb
Administrative Assistant